

City of Augusta
Development Review Application
 Bureau of Planning, Department of Development Services

Address of Proposed development: 465 Western Avenue		
Zone(s): CC (Regional Business District)		
Project Name: Charlie's Nissan		
Existing Building (sq. ft.): 19,310 sf footprint	Proposed Building (sq. ft.): 1,224 sf footprint	
Existing Impervious (sq. ft.): 171,367 sf	Proposed Impervious (sq. ft.): 1,325 sf	
Structure Demolition: Yes <input checked="" type="checkbox"/> No	Blasting Proposed (cu. ft.): N/A	
Proposed Total Disturbed Area of the Site: 2,735 sf Proposed disturbance of greater than one acre requires a Chapter 500, Stormwater Management Permit from the Maine Department of Environmental Protection (DEP).		
Owner's Name/Address: Shuman Family Second LLC. c/o Lou Parent 465 Western Avenue Augusta, ME 04330 Phone #: 622-7327 Cell #: e-mail: lou@charliesmm.com	Applicant's Name/Address: Shuman Family Second LLC. c/o Lou Parent 465 Western Avenue Augusta, ME 04330 Phone #: 622-7327 Cell #: e-mail: lou@charliesmm.com	Consultant's Name/Address: E.S. Coffin Engineering & Surveying c/o Jim Coffin P.O. Box 4687 Augusta, ME 04330-1687 Phone #: 623-9475 Cell #: 242-8500 e-mail: jcoffin@coffineng.com
Tax Map #: 9	Lot Size (acres): 10.0	Form for Evidence of Standing (deed, purchase and sale agreement, other): Deed
Lot #: 12B	Frontage (Feet): 212'	
Signatures:		
Applicant: _____		Date: _____
Owner: _____		Date: _____
Agent: 		Date: April 08, 2016
For Staff Use		
Fee Calculation: Major Development max fee is \$4,000; Minor Development max fee is \$1,000		
Major Development: \$2,000 + (number of sq ft over 25,000 x \$0.15) =		
Minor Development: \$250 + (number of sq ft over 5,000 x \$0.15) =		
All Development: Number of Abutters x (1oz First Class postage fee + \$0.15) =		
Total Fee:		

Checklist. The checklist below must be completed by the applicant. The required material or a written waiver request must be provided.

Information Required on Plan(s) See Augusta Land Use Ordinance for greater detail including Section 300-405B(1) Preliminary Plan Requirements and Section 300-305B Final Plan Requirements	Included	Waiver Requested
a. Name of Site Plan or Subdivision. 300-405B(1)(a)	<input checked="" type="checkbox"/>	
b. Owner(s) name and address. 300-405B(1)(b)	<input checked="" type="checkbox"/>	
c. Deed reference to subject parcel and immediate abutter identification. 300-405B(1)(c)	<input checked="" type="checkbox"/>	
d. Engineer's name, address, signature and seal. 300-405B(1)(d)	<input checked="" type="checkbox"/>	
e. Surveyor's name, address, signature and seal. 300-405B(1)(e)	<input checked="" type="checkbox"/>	
f. Scale, both in graphic and written form. 300-405B(1)(f)	<input checked="" type="checkbox"/>	
g. Date and revision box. 300-405B(1)(g)	<input checked="" type="checkbox"/>	
h. Zoning designation(s). 300-405B(1)(h)	<input checked="" type="checkbox"/>	
i. North Arrow (true, magnetic, dated or grid). 300-405B(1)(i)	<input checked="" type="checkbox"/>	
a. Preliminary site plan. 300-405B(1)(j)	<input checked="" type="checkbox"/>	
k. Ownership, location & present or proposed use of abutting properties. 300-405B(1)(k)	<input checked="" type="checkbox"/>	
l. Location map. 300-405B(1)(l)	<input checked="" type="checkbox"/>	
m. Streets, existing & proposed, with curve data. 300-405B(1)(m) & 300-406B(5)	<input checked="" type="checkbox"/>	
n. Drainage and erosion control. 300-405B(1)(n)	<input checked="" type="checkbox"/>	
o. Utilities, existing and proposed. 300-405B(1)(o)	<input checked="" type="checkbox"/>	
p. Topography, 2 foot contours. 300-405B(1)(p)	<input checked="" type="checkbox"/>	
q. Lot lines and dimensions. 300-405B(1)(q)	<input checked="" type="checkbox"/>	
r. Proposed use of the property. 300-405B(1)(r)	<input checked="" type="checkbox"/>	
s. Proposed public or common areas, if any. 300-405B(1)(s)	<input checked="" type="checkbox"/>	
t. Boundary survey and associated information. 300-405B(1)(t)	<input checked="" type="checkbox"/>	
u. Traffic controls, off-street parking and facilities. 300-405B(1)(u)	<input checked="" type="checkbox"/>	
v. Proposed fire protection plans or needs. 300-405B(1)(v)	<input checked="" type="checkbox"/>	
w. Landscaping and buffering. 300-405B(1)(w)	<input checked="" type="checkbox"/>	
x. Outdoor lighting plan. 300-405B(1)(x)	<input checked="" type="checkbox"/>	
y. Freshwater wetlands. 300-404B(15)	<input checked="" type="checkbox"/>	
z. River, stream or brook. 300-404B(16)	<input checked="" type="checkbox"/>	

Information Required in Written Project Narrative See Augusta Land Use Ordinance for greater detail Section 300-404B(1) Criteria for Reviewing the Preapplication and Section 300-603E Conditional Uses Site Plan Review Criteria	Included	Waiver Requested
1. Pollution – undue water or air pollution. 300-404B(1)	<input checked="" type="checkbox"/>	
2. Water – sufficient potable water. 300-404B(2)	<input checked="" type="checkbox"/>	
3. Municipal Water – adequate supply, if applicable. 300-404B(3)	<input checked="" type="checkbox"/>	
4. Soil Erosion – unreasonable soil erosion. 300-404B(4)	<input checked="" type="checkbox"/>	
5. Road congestion and safety. 300-404B(5) & 300-405B(1)(v)	<input checked="" type="checkbox"/>	
6. Major Developments, additional traffic movement. 300-404B(6)	<input checked="" type="checkbox"/>	
7. Sewage waste disposal – adequate provisions. 300-404B(7)	<input checked="" type="checkbox"/>	
8. Solid waste – adequate provisions. 300-404B(8)	<input checked="" type="checkbox"/>	
9. Aesthetic, cultural, and natural values. 300-404B(9)	<input checked="" type="checkbox"/>	
10. Conformity with City ordinances and plans. 300-404B(10)	<input checked="" type="checkbox"/>	

Additional Information Required in Written Narrative (continued) Where the items below duplicate the items above, identical responses are permitted and encouraged.	Included	Waiver Requested
11. Financial and technical capacity. 300-404B(11)	<input checked="" type="checkbox"/>	
12. Surface water, shorelands and outstanding rivers. 300-404B(12)	<input checked="" type="checkbox"/>	
13. Groundwater – negative impact. 300-404B(13)	<input checked="" type="checkbox"/>	
14. Flood areas. 300-404B(14)	<input checked="" type="checkbox"/>	
15. Freshwater wetlands – description of impact. 300-404B(15)	<input checked="" type="checkbox"/>	
16. River, stream or brook – description of impact. 300-404B(16)	<input checked="" type="checkbox"/>	
17. Stormwater – management plans. 300-404B(17)	<input checked="" type="checkbox"/>	
18. Access to direct sunlight. 300-404B(18)	<input checked="" type="checkbox"/>	
19. State permits – description of requirements. 300-404B(19)	<input checked="" type="checkbox"/>	
20. Spaghetti lots prohibited – 300-404B(20)	<input checked="" type="checkbox"/>	
21. Outdoor lighting – description of lighting plans. 300-404B(21)	<input checked="" type="checkbox"/>	
22. Neighborhood compatibility – description per ordinance. 300-603E(1)	<input checked="" type="checkbox"/>	
23. Compliance with plans and policies. 300-603E(2)	<input checked="" type="checkbox"/>	
24. Traffic pattern, flow and volume analysis. 300-603E(3)	<input checked="" type="checkbox"/>	
25. Public facilities – utilities including stormwater. 300-603E(4)	<input checked="" type="checkbox"/>	
26. Resource protection and the environment. 300-603E(5)	<input checked="" type="checkbox"/>	
27. Performance standards. 300-603E(6)	<input checked="" type="checkbox"/>	
28. Financial and technical ability. 300-603E(7)	<input checked="" type="checkbox"/>	

Application Materials

The application materials that are required for a complete application are listed below:

Paper Copies	Included	Waiver Requested
10 copies of the Application Packet	<input checked="" type="checkbox"/>	
- Application Form(s)	<input checked="" type="checkbox"/>	
- Project narratives	<input checked="" type="checkbox"/>	
- Purchase & sale agreement, or other document to show standing	<input checked="" type="checkbox"/>	
- Letter authorizing the agent to represent the applicant	<input checked="" type="checkbox"/>	
3 copies of any stormwater report		<input checked="" type="checkbox"/>
2 copies of any traffic report		<input checked="" type="checkbox"/>
10 reduced-sized complete plan sets on 11" x 17" paper	<input checked="" type="checkbox"/>	
4 full-sized complete plan sets on ARCH D or E size paper	<input checked="" type="checkbox"/>	
Payment in full of application fee (Note: an abutter notification fee will be assessed after the application is determined to be complete. The fee is \$0.15 plus the cost of first class postage for each abutter that will be notified as required by the ordinance.)	<input checked="" type="checkbox"/>	
Electronic Copy		
1 CD that includes each of the application documents in Adobe PDF format	<input checked="" type="checkbox"/>	

For Official Use:

\$ _____ **Application** Fee Paid. Received By (Initials): _____ Date: _____
 \$ _____ **Abutter** Notification Fee Paid. Received By (Initials): _____ Date: _____

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

April 08, 2016

City of Augusta
Matt Nazar
Development Review Director
One City Center
Augusta, Maine 04330

Subject: **Charlie's Nissan Building Addition**
465 Western Avenue
Site Plan Review Criteria

Dear Matt:

Shuman Family Second LLC. is proposing to erect an addition onto the existing Nissan Building located on lot #12B shown on tax map #9 in the City of Augusta at 465 Western Avenue in Augusta, Maine. The following information is required per the Development Review Application:

- A. The proposed development will not result in undue water or air pollution. In making this determination, the following shall needs to be considered:
 1. The elevation of the land above sea level and its relation to the floodplain,
The project is not within the 100-year flood elevation and this section is not applicable.
 2. The nature of the soils and subsoils and their ability to adequately support waste disposal,
There are not any plumbing fixtures in the proposed addition and this section is not applicable.
 3. The slope of the land and its effect upon effluents,
There are not any plumbing fixtures in the proposed addition and this section is not applicable.
 4. The availability of streams for disposal of effluents;
There will not be any new toilets or sinks with this project and this section is not applicable.
 5. The applicable state and local health and water resources rules and regulations.
There are not any plumbing fixtures in the proposed addition and this section is not applicable.

- B. The proposed development has sufficient water available for the reasonable needs of the development.
There are not any plumbing fixtures in the proposed addition and this section is not applicable.

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- C. The proposed development will not cause an unreasonable burden on an existing water supply.
There are not any plumbing fixtures in the proposed addition and this section is not applicable.
- D. The proposed development will not cause unreasonable soil erosion, unmitigated stormwater runoff, or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.
The new addition will have a footprint of 1,224 sf and is being placed over existing grassed areas. All runoff from the new addition will be routed via roof leader to the existing ditch along the east side of Shuman Avenue. The ditch flows to a catch basin along Shuman Avenue and eventually into a large wetland located on another parcel of land owned by Shuman Family, LLC. Stormwater generated from the proposed addition will not result in the in a reduction of the land's capacity to hold water.
- E. The proposed development will not cause unreasonable highway or public road congestion or unsafe intersections or other conditions with respect to the use of the highways or public roads existing or proposed.
The new addition will result in 10 new employees being added to the facility. Charlie's has over 200 employee parking spaces in the rear (north) side of the parcel. A google map has been included depicting the employee parking areas. The Western Avenue/Shuman Avenue intersection is lighted with a left hand turn lane available. The project will not result in unsafe intersections or road congestion.
- F. The proposed development will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are used.
There are not any plumbing fixtures in the proposed addition and this section is not applicable.
- G. The proposed development will not cause an unreasonable burden on the town's ability to dispose of solid waste, if Town services are used.
Shuman Family, LLC. will continue to use Worthing's Wastes Systems to dispose of solid wastes for this project.
- H. The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, archeological sites, significant wildlife habitat as identified by the Department of Inland Fisheries and Wildlife or the Town, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.
A letter has been received by the Maine Historical Preservation Committee verifying that there are historical or archeological sites are located within the area of the site. A letter has been received by the Maine Department of Inland Fisheries and Wildlife verifying that there will not be an undue adverse effect to significant wildlife habitat. A letter has been received by the Department of Conservation verifying that there are no rare botanical features within the project area.

- I. The proposed development conforms to all applicable standards and requirements of this Ordinance, the comprehensive plan, and other local ordinances. In making this determination, the Planning Board may interpret these ordinances and plans.
The proposed development will conform to the comprehensive plan and land-use ordinance.
- J. The developer has adequate financial and technical capacity to meet all the Review Criteria and the standards and requirements contained in this Ordinance.
Charlie's Motor Mall has provided documentation indicating that they have adequate financing to complete the project.
- K. Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38, Chapter 3, Subchapter 1, Article 2-B, the proposed development will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.
This section is not applicable.
- L. The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.
There are not any plumbing fixtures in the proposed addition and this section is not applicable.
- M. Based on Federal Emergency Management Agency's Flood Boundary and floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant whether the development is in a flood-prone area. If the development, or any part of it, is in such an area, the developer shall determine the 100-year flood elevation and flood hazard boundary within the development. The proposed plan must include a condition of plan approval requiring that principal structures in the subdivision will be constructed with the lowest floor, including the basement, at least one foot above the 100-year flood elevation.
The proposed project is not within the 100-year flood elevation and therefore this section is not applicable.
- N. All fresh water wetlands within the proposed development have been identified and delineated on any maps submitted as part of the application, regardless of the size of these wetlands. All wetlands shall be preserved to the greatest extent practicable.
No freshwater wetlands will be impacted as a result of the project.
- O. The proposed development will provide for adequate storm water management.
The new addition will have a footprint of 1,224 sf and is being placed over existing grassed areas. All runoff from the new addition will be routed via roof leader to the existing ditch along the east side of Shuman Avenue. The ditch flows to a catch basin along Shuman Avenue and eventually into a large wetland located on another parcel of land owned by Shuman Family, LLC. Stormwater generated from the proposed addition will not result in the in a reduction of the land's capacity to hold water.

- P. Access to direct sunlight: The Planning Board may, to protect and ensure access to direct sunlight for solar energy systems, prohibit, restrict or control development.
The proposed two-story addition will match the existing building, which has a height of 18'-7" from the ground along the south side of the addition. The building will not impair access to direct sunlight by abutting property owners.
- Q. Title 38 M.R.S.A. as amended, Section 484, Standards for Development; Chapter 371, Definition of Terms used in the Site Location of Development Law and Regulations.
Shuman Family, LLC. have had a Site Location of Development Permit with DEP since 2007. The proposed project will utilize the 10,000 sf impervious exemption associated with this type of permit and submit a plan by the end of the year to comply with DEP law.
- R. All outdoor lighting shall be of a design and construction that prevents light trespass beyond the boundaries of the property on which it is located.
One new wall pack (full cut-off) is proposed along the north side of the new addition. A cut sheet for this fixture is included with this application.

The proposed development complies with the City of Augusta's review criteria and should you have any questions or concerns please do not hesitate to contact me at 623-9475.

Respectfully submitted,



James E. Coffin, PE

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

April 08, 2016

City of Augusta
Attn: Matt Nazar
Development Review Director
One City Center
Augusta, Maine 04330

Subject: **Charlie's Nissan**
465 Western Avenue
Site Plan Review Criteria

Dear Matt:

I have researched the proposed building addition located at 465 Western Avenue for **Charlie's Nissan** in regard to neighborhood compatibility per the City of Augusta Land Use Ordinance section 6.3.4 (SITE PLAN REVIEW CRITERIA APPLICABLE TO MINOR DEVELOPMENTS). [We understand that the intent of the section is to encourage the applicant to design the proposal in consideration of the physical impact it will have on the immediate neighborhood within 1,000 feet.] Each item is addressed below:

S) NEIGHBORHOOD COMPATIBILITY:

a) Is the proposal compatible with and sensitive to the character of the site and neighborhood relative to:

i) Land uses:

The parcel is within both the Regional Business District (CC). The CC District recognizes "Automobile Businesses" as a permitted use within the district. The nearest residence is located 450' away at the corner of Smith Street and Western Avenue. The addition is being erected adjacent to Shuman Avenue, which provides access for commercial uses in the area with no residential properties utilizing it. The proposed addition will have little to no impact to the existing neighborhood on the south side of Western Avenue.

ii) Architectural design:

The proposed two-story addition will have the same appearance as the existing building with a flat roof. Architectural drawings by Sheridan are included with this planning board submission.

iii) Scale, bulk and building height:

The proposed two-story addition will have the same building height (18'-7") with siding that will match the color and texture of the existing building. The addition will have a 1,224 sf footprint and be utilized for office space on the upper floor and parts on the lower floor.

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iv) Identity and historical character:

A letter has been sent received from the Maine Historical Preservation Commission verifying that there are any historical sites within the development.

v) Disposition and orientation of buildings on the lot:

The new addition will be erected along the west side of the existing Nissan building. The addition will be 22' from the edge of Shuman Avenue.

vi) Visual integrity:

The new addition will blend in with the existing building in regard to the height and exterior materials utilized.

b) Are the elements of the site plan designed and arranged to maximize the opportunity for privacy by the residents of the immediate area?

The addition is situated along Shuman Avenue with no residences in the immediate area and is over 295' from Western Avenue.

c) Will the proposal maintain safe and healthful conditions within the neighborhood?

Charlie's Nissan is over 450' from any residence and this project will not create unsafe or unhealthy conditions within the immediate neighborhood.

d) Will the proposal have a significant detrimental effect on the value of adjacent properties?

The proposed project will not have a detrimental effect on adjacent properties.

T) PLANS AND POLICIES:

a) Is the proposal in accordance with the adopted elements of the 1988 Growth Management Plan?

This entire stretch of Western Avenue has car dealers on both sides of the street. The 1988 Growth Management Plan labels this area within the City as "Economic Growth", which includes automobile businesses. Therefore the project complies with the 1988 Growth Management Plan.

U) TRAFFIC PATTERN, FLOW AND VOLUME:

a) Is the proposal designed so that the additional traffic generated does not have a significant negative impact on surrounding neighborhood?

The new addition will result in 10 new employees being added to the facility. Charlie's has over 200 employee parking spaces in the rear (north) side of the parcel. A google map has been included depicting the employee parking areas. The Western Avenue/Shuman Avenue intersection is lighted with a left hand turn lane available. The project will not result in a negative impact on surrounding neighbors.

b) Will safe access be assured by providing proper sight distance and minimum width curb cuts for safe entering and exiting? See City of Augusta Technical Standards Handbook.

There are not any alterations proposed in regard to existing entrances and exits from the site. This site has access to a four-way lighted intersection and meets the City's Technical Standards.

- c) Does the proposal provide access for emergency vehicles and for persons attempting to render emergency services?

The existing site configuration allows emergency vehicles to adequately maneuver thru the site to be able to render emergency services as needed.

- d) Does the entrance and parking system provide for the smooth and convenient movement of vehicles both on and off the site? Does the proposal satisfy the parking capacity requirements of the city and provide adequate space suited to the loading and unloading of persons, materials and goods?

The existing site is depicted on the Site Plan (C-1) and maintains proper traffic movement features in and around the site. The new addition will result in 10 new employees being added to the facility. Charlie's has over 200 employee parking spaces in the rear (north) side of the parcel for Nissan and Toyota personnel. A google has been included with this submission depicting the employee parking.

V) PUBLIC FACILITIES:

- a) Water Supply:

There are not any new fixtures proposed with this project and this section is not applicable.

- b) Sanitary Sewer:

There are not any new fixtures proposed with this project and this section is not applicable.

- c) Electricity/Telephone:

Electricity and telecom lines will be extended as needed from the existing building.

- d) Storm Drainage:

The new addition will have a footprint of 1,224 sf and is being placed on top of the existing concrete walls. All runoff from the new addition will be routed via roof leader to the existing ditch along the east side of Shuman Avenue. The ditch flows to a catch basin along Shuman Avenue and eventually into a large wetland located on another parcel of land owned by Shuman Family, LLC. Stormwater generated from the proposed addition will not result in the in a reduction of the land's capacity to hold water.

W) RESOURCE PROTECTION AND ENVIRONMENT:

- a) If the proposal contains known sensitive areas such as erodible or shallow soils, wetlands, aquifers, aquifer recharge areas, floodplain or steep slopes (over fifteen (15) percent, what special engineering precautions will be taken to overcome these limitations?

The addition will be erected on the existing concrete walls off the west side of the existing building. The grades are mitigated along the wall running parallel to Shuman Avenue. No wetlands will be impacted as a result of the project.

- b) Does the proposal conform to applicable local, State DEP and Federal EPA air quality standards including but not limited to odor, dust, fumes or gases which are noxious, toxic or corrosive, suspended solid or liquid particles, or any air contaminant which may obscure an observer's vision?

There are no State DEP or Federal EPA air quality permits needed as a result of the project.

- c) Does the proposal conform to applicable local, State DEP and Federal EPA water quality standards, including but not limited to erosion and sedimentation, runoff control, and solid wastes and hazardous substances?

All erosion & sedimentation control devices are depicted on the site plan. There are no hazardous substances associated with the project.

- d) Will all sewage and industrial wastes be treated and disposed of in such a manner as to comply with applicable federal, state and local standards?

There are not any plumbing fixtures in the proposed addition and this section is not applicable.

- e) Shoreland and Wetland Districts:

The project is not near any shoreline and will not impact any wetland impacts.

X) PERFORMANCE STANDARDS:

- a) Does the proposal comply with all applicable performance and dimensional standards as outlined in this ordinance?

The proposed development conforms to the Land Use Ordinance in regard to performance and dimensional standards.

- b) Can the proposed land use be conducted so that noise generated shall not exceed the performance levels specified in the performance standards section of this ordinance? Detailed plans for the elimination of objectionable noises may be required before the issuance of a building permit.

There will not be any significant noise generated as a result of this project with the exception of typical construction noise.

- c) If the proposal involves intense glare or heat, whether direct or reflected, is the operation conducted within an enclosed building or with other effective screening in such a manner as to make such glare or heat completely imperceptible from any point along the property line? Detailed plans for the elimination of intense glare or heat may be required before issuance of a building permit. Temporary construction is excluded from this criterion.

The project doesn't require any bufferyards per the City's code enforcement office as there are not any expansions to the existing parking areas.

- d) Is the exterior lighting, except for overhead street lighting and emergency warning or traffic signals, installed in such a manner that the light source will be sufficiently obscured to prevent excessive glare on public streets and walkways or into any residential area?

One new wall pack (full cut-off) is proposed along the north side of the new addition. A cut sheet for this fixture is included with this application.

- e) Does the landscaping screen the parking areas, loading areas, trash containers, outside storage areas, blank walls or fences and other areas of low visual interest from roadways, residences, public open space (parks) and public view?

There will not be any new landscaping with this project.

- f) Are all the signs in the proposal in compliance with provisions of this ordinance?

There will not be any new signs with the new addition.

Y) FINANCIAL AND TECHNICAL ABILITY:

- a) **E.S. Coffin Engineering & Surveying has the technical ability to meet the terms of the Ordinance.**
- b) **A letter is included stating that the applicant has adequate financing to complete the project.**

The proposed project meets the requirements of land use ordinance and if you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Sincerely,



James E. Coffin, P.E.



465 Western Ave., P.O. Box 5250

Augusta, Maine 04330-5250

SALES (207) 622-7327

FAX (207) 623-2836

April 04, 2016

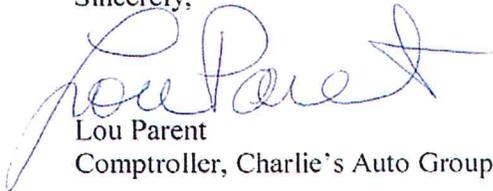
Mr. James Coffin, P.E.
E.S. Coffin Engineering & Surveying, LLC.
432 Cony Road
P.O. Box 4687
Augusta, Maine 04330

Subject: Agent Authorization
Development Review Applications

Dear Mr. Coffin

The intent of this letter is to authorize E.S. Coffin Engineering & Surveying, Inc. to act as my agent in submitting applications and answering questions regarding our development review application for the proposed two story addition located at 465 Western Avenue in Augusta, Maine.

Sincerely,



Lou Parent
Comptroller, Charlie's Auto Group



465 Western Ave., P.O. Box 5250

Augusta, Maine 04330-5250

SALES (207) 622-7327

FAX (207) 623-2836

April 4, 2016

City Of Augusta

Subject: Development Review Application
465 Western Avenue Expansion

The expansion at 465 Western Avenue will be funded by available working capital that we have and no loans will be obtain for the project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lou Parent", is written over the typed name.

Lou Parent

Comptroller, Charlie's Auto Group

**NO TRANSFER
TAX PAID**

**WARRANTY DEED
Statutory Short Form**

KNOW ALL BY THESE PRESENTS, That we, CHARLES SHUMAN, and NANCY SHUMAN, of Winthrop, Kennebec County, State of Maine, for valuable consideration, grant to SHUMAN FAMILY SECOND LLC, a Maine limited liability company, with a mailing address of: 465 Western Avencue, Augusta, ME 04330, with Warranty Covenants, the land and buildings in Augusta, Kennebec County, Maine, described more particularly as follows:

See Schedule A attached hereto and made a part hereof, subject to all encumbrances of record, including but not limited to, a Mortgage to KeyBank of Maine dated February 6, 2003, and recorded in the Kennebec County Registry of Deeds in Book 7264, Page 29.

Meaning and intending to convey the premises conveyed to Charles Shuman and Nancy Shuman in: Deed dated April 19, 2002, and recorded in the Kennebec County Registry of Deeds in Book 6882, Page 189 (First Parcel); Deed dated August 6, 2004, and recorded in the Kennebec County Registry of Deeds in Book 8066, Page 290 (Second Parcel); Deed dated December 23, 1991, and recorded in the Kennebec County Registry of Deeds in Book 4028, Page 36 (Third Parcel); Deed dated July 20, 1994, and recorded in the Kennebec County Registry of Deeds in Book 4729, Page 213 (Fourth Parcel); Deed dated April 8, 2002, and recorded in the Kennebec County Registry of Deeds in Book 6882, Page 187 (Fifth Parcel); Deed dated May 12, 1995, and recorded in the Kennebec County Registry of Deeds in Book 4891, Page 336 (Sixth Parcel).

Excepting and reserving a portion of the premises that was conveyed to ESN LLC by Charles and Nancy Shuman by Warranty Deed dated November 23, 2005, and recorded in the Kennebec County Registry of Deeds in Book 8746, Page 136.

Witness our hands this 1st day of February, 2008.

Witness:




CHARLES SHUMAN

© Pierce Atwood

Georgia Johnson

Nancy Shuman
NANCY SHUMAN

STATE OF FLORIDA
COUNTY OF Palm Beach

On this 1st day of February, 2008, personally appeared the above-named Charles Shuman and acknowledged the foregoing instrument to be his free act and deed.



Before me,
Michele Leggio
Notary Public
Print Name: Michele Leggio

SCHEDULE A

FIRST PARCEL

Two certain parcels of real property, together with any structures thereon, situated in the City of Augusta, County of Kennebec, State of Maine and bounded and described as follows:

PARCEL ONE: A certain lot or parcel of land with buildings thereon, situated in the city of Augusta, County of Kennebec, and state of Maine bounded and described as follows:

Beginning at a point at the Northwesterly corner of lot numbered 2, as shown on a plan entitled "Lee Farm Acres":, dated January 30, 1986 and approved by the Augusta Planning Board on March 11, 1988 and recorded in the Registry of Deeds for Kennebec County in file drawer number D-86043 thence, North seventeen degrees thirty nine minutes forty seconds East (N 17° 39' 40" E) along a line which is the prolongation Northeasterly of the Westerly line of said lot numbered 2, a distance of one hundred eighty and no hundredths (180.0) feet to the true point of beginning for this parcel of land thence:

1. South seventy three degrees thirty six minutes thirteen seconds East (S 73° 36' 13" E) along the remaining land now or formerly owned by Lee Farm Associates as described in a deed recorded in said Registry in Book 2904, Page 127 a distance of three hundred forty three and thirty six hundredths (343.36) feet to a point at the Southwesterly corner of land now or formerly owned by Blouin Motors as described in a deed recorded in said Registry in Book 3621, Page 344, thence:

2. North Fourteen degrees twenty nine minutes fifty seconds East (N 14° 29' 50" E) along the Westerly line of said Blouin Motors, Inc., a distance of one hundred ninety four and sixty one hundredths (194.61) feet to a point in a stone wall in the Southerly line of land now or formerly owned by Mary D. Blouin as described in a deed recorded in said Registry in Book 1457, Page 324, thence:

3. North eighty degrees fifty three minutes fifty five seconds West (N 80° 53' 55" W) along the southerly line of said Blouin's land and along said stone wall, a distance of sixty nine and sixty hundredths (69.60) feet to an existing 3/4 inch drill hole set in ledge at the end of said stone wall, thence:

4. North eighty four degrees eighteen minutes twenty five seconds West (N 84° 18' 25" W) along the Southerly line of said Blouin's land and along a wire fence, a distance of three hundred seventeen and eighty hundredths (317.80) feet to an existing capped 3/4 inch iron rod set in the ground at the Southwesterly corner of said Blouin's land, thence:

5. South eighty two degrees fifty two minutes fifty nine seconds West (S 82° 52' 59" W) a distance of thirty six and fourteen hundredths (36.14) feet to a point in the Northeasterly line of a proposed street to be known as Fieldview Avenue, said point being the point of curvature of one hundred sixty and no hundredths (160.00) feet radius curve to the right, thence:

6. In a Southeasterly, Southerly and Southwesterly direction along the Northeasterly, Easterly and Southeasterly line of said proposed street and along the arc of said radius curve, a distance of one hundred sixty seven and fifty five one hundredths (167.55) feet to the point of tangency for said curve, the chord bearing and distance is South twelve degrees twenty minutes twenty seconds

East (S 12° 20' 20" E) one hundred and sixty and no hundredths (160.00) feet,
thence:

7. North seventeen degrees thirty nine minutes forty seconds East (N 17° 39' 40"
E) a distance of twenty eight and eight hundredths (28.08) feet to the point of
beginning.

Containing 1.39 acres.

Bearings are True North.

Being a portion of the land conveyed to Dirigo Properties, Inc. by Lee Farm
Associates by deed dated September 29, 1988 and recorded in the Registry of Deeds
for Kennebec County in Book 3437, Page 154.

This conveyance includes all rights of Blouin Motors, Inc. set forth in an
Easement Deed from Dirigo Properties, Inc. and Peoples Heritage Savings Bank to
Blouin Motors, Inc. dated July 20, 1994, and recorded in Kennebec County
Registry of Deeds, Book 4729, Page 155, as well as any other easement or right
of way, if any, in common with others on foot and with vehicles for purposes of
ingress and egress to the above described property and for purposes of utility
services, including, but not limited to, telephone and electric service over the
above described Fieldcrest Avenue.

Meaning and intending to convey the same land described in a deed from Dirigo
Properties, Inc. to Blouin Motors, Inc. dated May 15, 1990, and recorded in the
Kennebec County Registry of Deeds in Book 3733, Page 273.

PARCEL TWO: A certain parcel of real property, together with any structures
thereon, situated in the City of Augusta, County of Kennebec, State of Maine and
bounded and described as follows:

Beginning at the southerly corner of land now or formerly of Blouin Motors, Inc
described in a deed recorded in Kennebec County Registry of Deeds in Book 3733,
Page 273, also being Parcel One above; thence S 57° 33' 30" E, a distance of one
hundred ten feet (110') to a point; thence N 29° 22' E, a distance of one
hundred ninety-eight and six tenths feet (198.6') to a point, said point being
in the northeasterly line of land now or formerly of Blouin Motors, Inc.,
described in a deed recorded in said Registry in Book 3621, Page 344; thence N
55° 02' W, a distance to fifty-six and four-tenths feet (56.4') to a point, said
point also being the southerly corner of land now or formerly of Mary Blouin,
described in a deed recorded in said Registry in Book 1457, Page 324; thence N
64 ° 56' W, a distance of fifty and zero tenths feet (50.0') to the easterly
corner of land now or formerly of Blouin Motors, Inc described in a deed
recorded in Kennebec County Registry of Deeds in Book 3733, Page 273, also being
Parcel One above; thence S 30° 30' 10" W, a distance of one hundred ninety-four
and five-tenths feet (194.5') to the point of beginning.

Meaning and intending to convey a portion of the land described in a deed from
Dirigo Properties, Inc. to Blouin Motors, Inc., dated June 5, 1989 and recorded
in Kennebec County Registry of Deeds in Book 3621, Page 344.

Reference is also made to Quitclaim Deed with covenant from Rockwood Development
Corporation to Blouin Motors, Inc. dated February 1, 1994, and recorded in the
Kennebec County Registry of Deeds in Book 4729, Page 151 and Quitclaim Deed with
covenant from Blouin Motors, Inc. to Rockwood Development Corp. dated July 13,
1994, and recorded in the Kennebec County Registry of Deeds in Book 4729, Page

153, which deeds are intended to establish the property line between Rockwood Development Corporation and Blouin Motors, Inc.

SECOND PARCEL

Two certain lots or parcels of land situated in the City of Augusta, County of Kennebec, State of Maine, being bounded and described as follows:

Parcel One

Beginning at an iron rod found at the southeasterly corner of land now or formerly of Charles Shuman et al. (deed reference Book 4028, Page 36). Said iron rod being on the northerly line of land of Shuman Family, LLC (deed reference Book 6492, Page 275);

Thence North thirteen degrees twenty-two minutes nineteen seconds East (N 13° 22' 19" E), along the easterly line of said Charles Shuman, ninety and zero hundredths (90.00) feet to an iron rod found at the southeasterly corner of land now or formerly of Charles & Nancy Shuman (deed reference Book 6882, Page 189);

Thence continuing North thirteen degrees twenty-two minutes nineteen seconds East (N 13° 22' 19" E), along the easterly line of land of said Charles & Nancy Shuman, one hundred ninety-eight and seventy-three hundredths (198.73) feet to an iron rod found on the southerly line of land now or formerly of Blouin Motors Inc. (deed reference Book 7163, Page 1);

Thence South sixty-nine degrees zero minutes zero seconds East (S 69° 00'00" E), along the southerly line of land of said Blouin Motors, Inc., one hundred forty-eight and forty-eight hundredths (148.48) feet to an iron rod found;

Thence South thirteen degrees twenty-two minutes nineteen seconds West (S 13° 22' 19" W), passing through land of this grantor, two hundred sixty-eight and fifty-nine hundredths (268.59) feet to an iron rod set on the northerly line of land now or formerly of C. Peter Blouin Revocable Trust and Mary Duke Blouin Revocable Trust (deed reference Book 6918, Page 169);

Thence North seventy-six degrees forty-seven minutes forty seconds West (N 76° 47' 40" W), along the northerly line of land of said Trust, fifty-four and sixty-two hundredths (54.62) feet to an iron pipe found at the northeasterly corner of land of said Shuman Family, LLC;

Thence North seventy-six degrees forty-seven minutes forty seconds West (N 76° 47' 40" W), along land of said Shuman Family, LLC, ninety-two and fifty-five hundredths (92.55) feet to the point of beginning.

Being a portion of Lot 4, as shown on a plan entitled "Amended Subdivision Plan, Lee Farm Acres", dated July 13, 1993, recorded at the Kennebec County Registry of Deeds in Plan File B-93113.

Said parcel contains 41,009 square feet.

All bearings refer to magnetic north as shown on a plan to be recorded entitled "Amendment #2, Amended Subdivision Plan, Lot 4 - Lee Farm Acres", prepared by Technical Services, Inc. dated May 12, 2004 and revised through July 14, 2004.

Meaning and intending to convey a portion of the property described in a deed recorded in the Kennebec County Registry of Deeds at Book 3621, Page 344.

Parcel Two:

Beginning at a triangular stone monument found at the southeasterly corner of land now or formerly of Charles & Nancy Shuman (deed reference Book 6882, Page 187). Said stone monument is on the northerly line of other land now or formerly of Charles & Nancy Shuman (deed reference Book 6882, Page 189);

Thence North eleven degrees thirteen minutes eight seconds East (N 11° 13' 08" E), along the easterly line of said Shuman (deed reference Book 6882, Page 187), one hundred fifty and zero hundredths (150.00) feet to an iron rod set;

Thence South sixty-nine degrees forty-eight minutes fifty-nine seconds East (S 69° 48' 59" E), passing through land of this grantor, one hundred forty-nine and forty-nine hundredths (149.49) feet to an iron rod set;

Thence South eleven degrees thirteen minutes eight seconds West (S 11° 13' 08" W), continuing through land of this grantor, one hundred fifty and zero hundredths (150.00) feet to an iron rod set on the northerly line of a parcel to be conveyed by Blouin Motors Inc, to Shuman;

Thence North sixty-nine degrees zero minutes zero seconds West (N 69° 00' 00" W), along the northerly line of said parcel to be conveyed by Shuman, ninety three and ten hundredths (93.10) feet to an iron rod found at the northeasterly corner of said other land of Shuman (deed reference Book 6882, Page 189);

Thence North seventy-one degrees nine minutes fifty seconds West (N 71° 09' 50" W), along the northerly line of said other land of Shuman (deed reference Book 6882, Page 189), fifty-six and forty-two hundredths (56.42) feet to the point of beginning.

Said parcel contains 22,050 square feet.

All bearings refer to magnetic north as shown on a plan to be recorded entitled "Amendment #2, Amended Subdivision Plan, Lot 4 - Lee Farm Acres", prepared by Technical Services, Inc. dated May 12, 2004 and revised through July 14, 2004.

Meaning and intending to convey a portion of the property described in a deed recorded in the Kennebec County Registry of Deeds at Book 7163, Page 1.

THIRD PARCEL:

A certain lot or parcel of land with the buildings hereon situated in Augusta, County of Kennebec and State of Maine, bounded and described as follows:

Beginning at a point in the Northeasterly line of Western Avenue, so-called, at the Southwesterly corner of land now or formerly owned by Evans Products as described in a deed recorded in the Kennebec County Registry of Deeds, Book 1637, Page 50, said point also being in the Easterly line of lot numbered 2 as shown on a plan entitled "Lee Farm Acres", dated January 30, 1986, and recorded in the said Registry, in File D, No. D-86043; thence

1. North eighty degrees thirty-two minutes five seconds West (N 80° 32' 05" W) along the Northeasterly line of said Western Avenue, a distance of four and

ninety-five hundredths (4.95) feet to a 6 inch by 6 inch concrete monument with an "H" on top, set in the ground at a corner in said Western Avenue; thence

2. South thirteen degrees sixteen minutes forty-five seconds West (S 13° 16' 45" W) along said Western Avenue, a distance of fifteen and no hundredths (15.00) feet to a corner in the Northeasterly line of said Western Avenue and at a point at the Southeasterly corner of said lot numbered 2; thence

3. North seventy-seven degrees no minutes forty-five seconds West (N 77° 00' 45" W) along the Northeasterly line of said Western Avenue, a distance of two hundred forty-five and five hundredths (245.05) feet to a point at the Southwesterly corner of said lot numbered 2; thence

4. North seventeen degrees thirty-nine minutes forty seconds East (N 17° 39' 40" E) parallel to the Westerly line of said Evans Product's land, a distance of four hundred fifty and sixty-three hundredths (450.63) feet to a point at the Northwesterly corner of said lot numbered 2; thence

5. North seventeen degrees thirty-nine minutes forty seconds East (N 17° 39' 40" E) along a line which is the projection Northeasterly of the Westerly line of said lot numbered 2, a distance of one hundred eighty and no hundredths (180.00) feet to a point; thence

6. South seventy-three degrees thirty-six minutes thirteen seconds East (S 73° 36' 13" E) a distance of four hundred fifty-three and thirty-six hundredths (453.36) feet to a point; thence

7. South thirteen degrees twelve minutes twenty seconds West (S 13° 12' 20" W) a distance of ninety and no hundredths (90.00) feet to a point in the Northeasterly line of said Evans Products' land; thence

8. North seventy-six degrees forty-seven minutes forty seconds West (N 76° 47' 40" W) along the Northeasterly line of said Evans Products' and at right angles to the last mentioned line, a distance of two hundred twelve and ninety hundredths (212.90) feet to a 1" iron pipe set in the ground at the Northwesterly corner of said Evans Products' land; thence

9. South seventeen degrees thirty-nine minutes forty seconds West (S 17° 39' 40" W) along the Westerly line of said Evans Product's land, a distance of eighty-three and seventy-four hundredths (83.74) feet to a point at the Northeasterly corner of said lot numbered 2; thence

10. South seventeen degrees thirty-nine minutes forty seconds West (S 17° 39' 30" W) along the Westerly line of said Evans Products' land, a distance of four hundred fifteen and no hundredths (415.00) feet to the point of beginning.

Containing 4.00 acres.

Being a portion of the land conveyed to Lee Farm Associates by H. C. Cheng and Meio Cheng by deed dated January 15, 1986, and recorded in said Registry of Deeds, Book 2904, Page 127.

Meaning and intending to convey the same premises conveyed to Jerome Millett by Lee Farm Associates by deed dated November 24, 1989, and recorded in said Registry, Book 3656, Page 148, and conveyed to Sharon A. Millett by Jerome Millett by deed dated February 11, 1991, and recorded in said Registry, Book 3891, Page 148; and the same premises conveyed to Whitechapel Corporation by Lee

Farm Associates by deed dated November 24, 1989, and recorded in said Registry, Book 3656, Page 152, and conveyed to Jeannette Blanchette by Whitechapel Corporation by deed dated November 24, 1989, and recorded in said Registry, Book 3656, Page 156.

FOURTH PARCEL

The "Unit" designated as Unit No. C in LEE FARM MALL, a Condominium, located on the northerly side of Western Avenue, and the westerly side of Fieldview Avenue, in Augusta, Kennebec County, State of Maine, together with said Unit's percentage interest and all other appurtenant rights in Common Elements and Limited Common Elements of the Condominium. Created pursuant to the provisions of the Maine Condominium Act by declaration to be recorded herewith in the Kennebec county Registry of Deeds ("Declaration"), and the Plats and Plans recorded with reference to said Declaration in said Registry of Deeds in Book of Plans E-93112, E-93113, E-93153, E-93154, and E-93155. Said Unit being part of the premises conveyed to the Grantor herein by deed of Lee Farm Associates dated September 29, 1988, and recorded in the Kennebec County Registry of Deeds in Book 3437, Page 154. See also an Easement Deed from 491 Western Avenue Associates, et al., to Dirigo Properties, Inc., dated December 18, 1993, to be recorded in said Registry of Deeds.

The Unit is conveyed with the benefit of and subject to:

- A. Provisions of i) the Maine Condominium Act, as the Statute may be amended from time to time; ii) the Declaration, as the same may be amended from time to time by instrument recorded in the Kennebec County Registry of Deeds;
- B. Existing rights, obligations, easements, restrictions, licenses, covenants and conditions reserved or contained or referenced in the Declaration.
- C. Such taxes and assessments allocable to the unit for the current fiscal (tax) year as are not due and payable on the date of delivery of this deed.

FIFTH PARCEL

A certain lot or parcel of land situated in the City of Augusta, County of Kennebec, State of Maine, being bounded and described as follows:

Beginning at the southerly corner of the parcel herein conveyed and the westerly corner of land now or formerly of John and Clara Shostak (deed reference Book 1687, Page 99). Said corner being marked by a triangular stone bound;

Thence North sixty-four degrees fifty-six minutes West (N 64° 56' W), along a stone wall marking the northeasterly line of Blouin Motors, Inc. (deed references Book 3621, Page 344, and Book 3733, Page 273), one hundred nineteen and sixty hundredths (119.60) feet to a drill hole found;

Thence North sixty-eight degrees seventeen minutes forty seconds West (N 68° 17' 40" W), continuing along the northeasterly line of said Blouin Motors, Inc., three hundred seventeen and eight tenths (317.8) feet to an iron rod found;

Thence North twenty-nine degrees three minutes fifty seconds East (N 29° 03' 50" E), along a stone wall on the southeasterly line of land now or formerly of Dirigo Properties, Inc. (deed reference Book 3437, Page 154), seven hundred

twenty-six and nine tenths (726.9) feet to a drill hole found on the southwesterly line of land now or formerly of Carl E. York (deed reference Book 818, Page 148);

Thence South sixty-one degrees sixteen minutes thirty seconds East (S 61° 16' 30" E), along the southeasterly line of said York, four hundred twenty-six and five tenths (426.5) feet to an iron rod found at the northerly corner of said Shostak;

Thence South twenty-nine degrees forty-one minutes thirty seconds West (S 29° 41' 30" W), along the northwesterly line of said Shostak, three hundred nineteen and nine tenths (319.9) feet to an iron rod found;

Thence South twenty-seven degrees fourteen minutes twenty-five seconds West (S 27° 14' 25" W), continuing along the northwesterly line of said Shostak, three hundred sixty and seven tenths (360.7) feet to the point of beginning.

Said parcel contains 6.87 acres.

Subject to all easements and restrictions of record.

All bearings refer to a plan entitled "Standard Boundary Survey for Blouin Property", dated September 24, 1989, prepared by James D. Jolicoeur.

SIXTH PARCEL

A certain lot or parcel of land commencing in the Southerly line of said Avenue at the Northeasterly corner of land conveyed to Bertha H. McCausland by deed of Shirley W. Shaw, et al., and recorded in Kennebec County Registry of Deeds in Book 750 , Page 137; thence proceeding Southerly a distance of three hundred ninety-five (395) feet, more or less, to an iron pin; thence proceeding easterly a distance of one hundred twenty-one and seven tenths (121.7) feet to an iron pin; thence proceeding Northerly at an angle of eighty-five degrees forty minutes (85° 40') from the last described course a distance of one hundred sixty (160) feet, more or less, to an iron pin; thence continuing in a Northerly direction along the Westerly boundary of land of Fred R. McFarland to Western Avenue; thence in a Westerly direction along said Avenue a distance of one hundred thirty-four and one tenth (134.1) feet, more or less, to the point of beginning.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

Meaning and intending to convey hereby all and the same premises as described in a deed from Calix P. Blouin, Jr., to the Maine Farm Bureau Building Association recorded in the Kennebec County Registry of Deeds in Book 1452, Page 727.

Received Kennebec SS.
02/06/2008 2:27PM
Pages 9 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

April 08, 2016

Mr. Lionel Cayer
City Engineer
City Center Plaza
16 Cony Street
Augusta, Maine 04330

Subject: Charlie's Nissan
Stormwater and Traffic Waivers

Dear Lionel,

E.S. Coffin Engineering & Surveying has reviewed the proposed two-story building addition located at 465 Western Avenue in Augusta. The proposed building addition will have a footprint of 1,224 sf with offices on the top floor and a parts department expansion on the bottom floor. Both traffic and stormwater are both addressed below for the proposed project:

Traffic:

Although there will be 10 employees added because of the addition there is ample employee parking located in the rear of the facility. This parking area is shown on the attached Google Map with over 200 parking spaces available for the Nissan and Toyota facilities. There is a lighted intersection at the Shuman Avenue and Western Avenue intersection with left hand turning lanes available. Therefore we are asking for a waiver in regard to traffic for the proposed project.

Stormwater:

The proposed addition has a footprint of 1,224 sf and this roof water will be sent by roof leader to the existing ditch along Shuman Avenue. This ditch flows to a large wetland on property owned by the applicant. The wetland will offer sufficient detention so that a detention pond on site is not necessary. Therefore we are asking for a waiver in regard to stormwater for the proposed project.

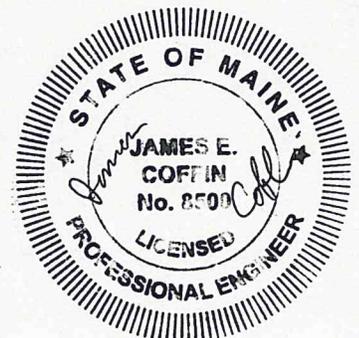
If you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully Submitted,

A handwritten signature in black ink that reads "James Coffin".

James E. Coffin, PE

Professionals Delivering Quality Solutions





STATE OF MAINE
DEPARTMENT OF CONSERVATION
93 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0093

JOHN ELIAS BALDACCI
GOVERNOR

PATRICK K. MCGOWAN
COMMISSIONER

June 3, 2008

James Coffin
E.S. Coffin Engineering and Surveying, Inc.
432 Coney Road
Augusta, ME 04330

Re: Rare and exemplary botanical features, Proposed Shuman Properties Buildings,
Augusta, Maine.

Dear Mr. Coffin:

I have searched the Natural Areas Program's digital, manual and map files in response to your request of May 27, 2008 for information on the presence of rare or unique botanical features documented from the vicinity of the project site in the City of Augusta, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to Steve Timpano, Environmental Coordinator, Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project areas. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project sites. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

Rare and Exemplary Botanical Features in the Project Vicinity

6/3/2008

Documented within a Four-Mile Radius of the Proposed Shuman Properties Buildings, Augusta, Maine.

<u>Scientific Name</u>	<u>Common Name</u>	<u>Last Seen</u>	<u>Global Rarity Rank</u>	<u>State Rarity Rank</u>	<u>State Protection Status</u>	<u>Habitat Description</u>
Mimulus ringens var. colpophilus Estuary Monkeyflower		1999-08-21	G5T2Q	S2	SC	Shores, meadows, and wet places
Sagittaria rigida Stiff Arrow-head		1999-08-21	G5	S2	T	Calcareous or brackish mud or water.
Phegopteris hexagonoptera Broad Beech Fern		1998-06-25	G5	S2	SC	Rich, often rocky, hardwood forests.
Malaxis monophyllos White Adder's-mouth		1878-06	G5	S1	E	Damp calcareous gravels, talus, peats, swales and fens.
Cypripedium reginae Showy Lady's-slipper		1874-07-04	G4	S3	T	Circumneutral peatlands (often at edges) or sunlit openings of mossy woods.
Onocera dioica Mountain Honeysuckle		NO DATE	G5	S2	E	Rocky banks, dry woods and thickets.
Phegopteris hexagonoptera Broad Beech Fern		1895-08-17	G5	S2	SC	Rich, often rocky, hardwood forests.

Rare and Exemplary Botanical Features in the Project Vicinity

6/3/2008

Documented within a Four-Mile Radius of the Proposed Shuman Properties Buildings, Augusta, Maine.

<u>Scientific Name</u>	<u>Common Name</u>	<u>Last Seen</u>	<u>Global Rarity Rank</u>	<u>State Rarity Rank</u>	<u>State Protection Status</u>	<u>Habitat Description</u>
<i>Sagittaria filiformis</i> Narrow-leaf Arrowhead		1999-08-21	G4G5	S2	SC	
<i>Sagittaria rigida</i> Stiff Arrow-head		2002-08-03	G5	S2	T	Calcareous or brackish mud or water.
<i>Allium canadense</i> Wild Garlic		2002	G5	S2	SC	Alluvial woods, thickets, and meadows.
<i>Salix interior</i> Sandbar Willow		2006-09-03	G5	S1	E	Sandbars, mudbars, and moist alluvial soil.
<i>Cyperus squarrosus</i> Awned Sedge		2006-09-03	G5	S2	SC	Damp sands, silts and alluvium

STATE RARITY RANKS

- S1** Critically imperiled in Maine because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.
- S2** Imperiled in Maine because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- S3** Rare in Maine (20-100 occurrences).
- S4** Apparently secure in Maine.
- S5** Demonstrably secure in Maine.
- SH** Known historically from the state, not verified in the past 20 years.
- SX** Apparently extirpated from the state, loss of last known occurrence has been documented.
- SU** Under consideration for assigning rarity status; more information needed on threats or distribution.
- S#?** Current occurrence data suggests assigned rank, but lack of survey effort along with amount of potential habitat create uncertainty (e.g. S3?).

Note: State Rarity Ranks are determined by the Maine Natural Areas Program.

GLOBAL RARITY RANKS

- G1** Critically imperiled globally because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extinction.
- G2** Globally imperiled because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- G3** Globally rare (20-100 occurrences).
- G4** Apparently secure globally.
- G5** Demonstrably secure globally.

Note: Global Ranks are determined by NatureServe.

STATE LEGAL STATUS

Note: State legal status is according to 5 M.R.S.A. § 13076-13079, which mandates the Department of Conservation to produce and biennially update the official list of Maine's Endangered and Threatened plants. The list is derived by a technical advisory committee of botanists who use data in the Natural Areas Program's database to recommend status changes to the Department of Conservation.

- E** ENDANGERED; Rare and in danger of being lost from the state in the foreseeable future; or federally listed as Endangered.
- T** THREATENED; Rare and, with further decline, could become endangered; or federally listed as Threatened.

NON-LEGAL STATUS

- SC** SPECIAL CONCERN; Rare in Maine, based on available information, but not sufficiently rare to be considered Threatened or Endangered.
- PE** Potentially Extirpated; Species has not been documented in Maine in past 20 years or loss of last known occurrence has been documented.

Maine Department of Inland Fisheries & Wildlife

MDIFW
Region B Wildlife
270 Lyons Rd
Sidney ME 04330

(207) 547-5319
(207) 547-4035 fax

Email keel.kemper@maine.gov
IFW Website <http://www.maine.gov/ifw>

June 23, 2008

James Coffin
E.S. Coffin
432 Cony Road
P.O. Box 4687
Augusta, ME 04330

Re: Wildlife Habitat Information Request – Charlie's Public Wholesale - Augusta

Dear James;

As requested we have reviewed department files for the presence of any Essential or Significant Wildlife Habitats and other areas of special concern associated with the subject area described above. Our findings are limited to those for which MDIFW has responsibility for identifying and are provided below.

Essential Habitats:

Essential Habitats (EH) are defined as "areas currently or historically providing physical or biological features essential to the conservation of an Endangered or Threatened species in Maine and which may require special management considerations". Essential Habitat protection in Maine currently applies only to Bald Eagle nest sites and Roseate Tern, Piping Plover, and Least Tern colonies, but additional listed species may receive attention in the future.

According to MDIFW records there are no known Essential Habitats from the list above that are associated with the subject site.

Significant Wildlife Habitats:

The Natural Resources Protection Act (NRPA), administered by the Maine Department of Environmental Protection, provides protection to certain natural resources including Significant Wildlife Habitats. Significant Wildlife Habitats are defined by the NRPA as:

- Habitat for State and Federally listed Endangered and Threatened species
- High and moderate value deer wintering areas and travel corridors
- High and moderate value waterfowl and wading bird habitats, including nesting and feeding areas
- Shorebird nesting, feeding, and staging areas
- Seabird Nesting islands

According to MDIFW records, there are no known Significant Wildlife Habitats from the list above that are associated with the project site.

Other Considerations:

June 23, 2008

● Page 2

This letter is only meant to be a response to the request for information on the presence of essential or significant habitats on this parcel. This is not meant to be a comment on the merits of a particular development project, permit application, or proposal. That review can only be done with a written proposal and as part of a regular review process.

Please be aware that, while relatively comprehensive, MDIFW files are far from complete. Many habitat features or communities essential to Maine's wildlife (e.g. vernal pools, grasslands) are not included in the present database. In addition other agencies have jurisdiction for other natural resources. The Department of Marine Resources (633-9500) or Atlantic Salmon Commission (941-4452) can provide information describing use of an area by anadromous fishes and other species. For comprehensive data relating to rare or exemplary plant habitats and ecological communities, the Maine Natural Areas Program may be reached at (207) 287-8042. If I can provide any further information please feel free to contact me at 547-5319.

Sincerely,



G. Keel Kemper
Regional Wildlife Biologist
Maine Department of Inland Fisheries & Wildlife



JOHN ELIAS BALDACCI
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

EARLE G. SHETTLEWORTH, JR.
DIRECTOR

June 23, 2008

Mr. James E. Coffin, P.E.
E.S. Coffin Engineering & Surveying Inc.
P.O. Box 4687
Augusta, ME 04330

Projects: MHPC #0912-08 - Shuman Properties, LLC; Western Avenue; construction of
two buildings
Town: Augusta, ME

Dear Mr. Coffin:

In response to your recent request, I have reviewed the information received May 28, 2008 to initiate consultation on the above referenced project pursuant to Maine's Site Location of Development Law.

Based on the information submitted, I have concluded that the proposed project will have no effect upon historic properties [architectural or archaeological], as defined by Section 106 of the National Historic Preservation Act.

Please contact Robin Stancampiano of my staff if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney
Deputy State Historic Preservation Officer



PRINTED ON RECYCLED PAPER

Submitted by Swaney Lighting



Job Name:

Catalog Number:
LLC-250P8-1-LP

Notes: lamp included

Type:

WP1

SLA10-16176

LAREDO SERIES

LLC SERIES

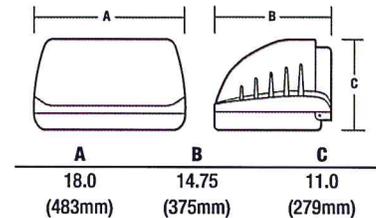
Cat.#	Approvals	
Job	Type	

**APPLICATIONS**

- Full Cutoff, StarView compliant perimeter lighting. Typical mounting height is 15-30 feet.

SPECIFICATIONS

- Decorative die cast aluminum housing and door. Rugged design protects internal components and provides excellent thermal management for long life.
- Flat, tempered, impact resistant clear glass lens protects optics.
- HID units have mogul base socket. Electronic fluorescent units have universal four-pin socket.
- Multi-piece specular reflector produces high performance with wide spread. Pulse Start MH units have vertical mogul socket for maximum lamp output / life and comfort shield for reduced forward brightness. Shield is removable if greater forward throw is desired. HPS has horizontal lamp. Two-lamp CFL are base-up with universal electronic four pin sockets for either 2x32 or 2x26 watt lamps.
- Three-point lag mount to flat surfaces provides rigid mounting. Template provided to ease installation.
- Wiring can be made from recessed junction boxes or 1/2" surface conduit with hubs provided on top and sides.
- Systems include Pulse Start MH, HPS, Metal Halide and two-lamp CFL. CFL unit is available with battery back up for both lamps providing an integral, redundant system for egress applications.
- 800 Series powder paint finishes provide lasting appearance and are available in standard finishes, Dark Bronze, Black, White, Gray and Platinum
- Optional features include EM socket for remote power, QST time delay quartz stand-by, TL Touch latch for tool-free entry and LP lamp included with fixture.

**LISTINGS**

- All units are CSA certified to UL 1598 for use in wet locations and are IDA compliant

**ORDERING INFORMATION**

ORDERING EXAMPLE

LLC	320P 8	1	PC1
Series	Wattage/Source/Voltage	Finish	Options

SERIES

LLC Laredo Large Cutoff

WATTAGE/SOURCE/VOLTAGE**PULSE START METAL HALIDE**

250P 8 250 watt 120/277V

250P 5 250 watt 480V

250P 6 250 watt Tri-Tap®

120,277,347V

320P 8 320 watt 120/277V

320P 5 320 watt 480V

320P 6 320 watt Tri-Tap®

120,277,347V

320P 6 320 watt 120/277V

350P 5 350 watt 480V

350P 6 350 watt Tri-Tap®

120,277,347V

400P 8 400 watt 120/277V

400P 5 400 watt 480V

400P 6 400 watt Tri-Tap®

120,277,347V

ELECTRONIC FLUORESCENT

64F 8 2x26W/2x32W/120-277V

HIGH PRESSURE SODIUM

250 S 8 250 watt 120/277V

250 S 5 250 watt 480V

250 S 6 250 watt Tri-Tap®

120,277,347V

250 S V 250 watt Five Tap

400 S 8 400 watt 120/277V

400 S 5 400 watt 480V

400 S 6 400 watt Tri-Tap®

120,277,347V

400 S V 400 watt Five Tap

FINISH

1 Bronze

2 Black

3 Gray

4 White

5 Platinum

OPTIONSPC1¹ Button photocontrol 120V

QST Time delay quartz standby

EM DC bayonet socket only

(use 150W max. lamp)

TL Touch Latch

BBUXXX² Battery back up rated -4°F for one CFL lamp2BBUXXX² Battery back up rated -4°F for two CFL lampBOCXXX² Battery back up rated 32°F for one CFL lamp2BOCXXX² Battery back up rated 32°F for two CFL lamp

LP Lamp included with fixture (on CFL specify LP52 or LP64)

¹Available on 250W fixtures and below.²Specify 120 or 277 volt.**ACCESSORIES**

LLC-SPC Polycarbonate shield

PBT-1¹ 120V button photocontrolPBT-234¹ 208/240/277V button photocontrol

PTA-1 External photocontrol 120V (use for 320 watt and above)

PTA-8 External photocontrol 120-277V (use for 320 watt and above)

PTA-5 External photocontrol 480V (use for 320 watt and above)

¹Use for 250P of 64F units.